

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 TORRESDALE ROAD SOUTH MORANG VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$949,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

House

Suburb

South Morang

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

43 LEWINS RAIL AVENUE SOUTH MORANG VIC 3752	\$950,000	25-Oct-25
22 TORBRECK AVENUE SOUTH MORANG VIC 3752	\$1,010,000	11-Oct-25
8 MOUNT ECCLES WAY SOUTH MORANG VIC 3752	\$1,018,000	20-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 01 December 2025

Tony Ong
P 0432333937
M 0432333937
E tony.ong@barryplant.com.au



**43 LEWINS RAIL AVENUE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS} **\$950,000**

Sold Date

25-Oct-25

Distance

1.38km



**22 TORBRECK AVENUE SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

^{RS} **\$1,010,000**

Sold Date

11-Oct-25

Distance

0.68km



**8 MOUNT ECCLES WAY SOUTH
MORANG VIC 3752**

 4  2  2

Sold Price

\$1,018,000

Sold Date

20-Sep-25

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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